



**MINUTES
SCOTTSDALE PLANNING COMMISSION
KIVA – CITY HALL
3939 N. DRINKWATER BOULEVARD
JANUARY 16, 2002**

PRESENT: Betty Drake, Chairman
Margaret Dunn, Vice Chairman
David Gulino, Commissioner
Kay Henry, Commissioner
Chuck Lotzar, Commissioner
Tony Nelssen, Commissioner
Kevin Osterman, Commissioner

STAFF: Jerry Stabley
Al Ward

CALL TO ORDER

The regular meeting of the Scottsdale Planning Commission was called to order by Chairman Drake at 5:00 p.m.

ROLL CALL

A formal roll call confirmed members present as stated above.

ELECTION OF CHAIRMAN AND VICE CHAIRMAN

**VICE CHAIRMAN DUNN NOMINATED COMMISSIONER GULINO AS
CHAIRMAN OF THE PLANNING COMMISSION.**

CHAIRMAN DRAKE closed nominations.

THE MOTION PASSED BY A VOTE OF SEVEN (7) TO ZERO (0).

VICE CHAIRMAN DUNN NOMINATED COMMISSIONER LOTZAR AS VICE CHAIRMAN OF THE PLANNING COMMISSION. SECONDED BY COMMISSIONER HENRY AND COMMISSIONER OSTERMAN SIMULTANEOUSLY.

CHAIRMAN DRAKE closed nominations.

THE MOTION PASSED BY A VOTE OF SEVEN (7) TO ZERO (0).

COMMISSIONER DUNN stated they owed Betty Drake a great deal of gratitude for serving as the Planning Commission Chairman for two years. She further stated Betty Drake did an outstanding job.

COMMISSIONER DRAKE PASSED THE GAVEL TO CHAIRMAN GULINO,
who presided over the rest of the meeting as the new chairman.

OPENING STATEMENT

COMMISSIONER OSTERMAN read the opening statement, which describes the role of the Planning Commission, and the procedures used in conducting this meeting.

MINUTES APPROVAL

1. December 12, 2001

COMMISSIONER HENRY requested a correction to the December 12, 2001 minutes. On page 4, when Chairman Drake opened public testimony, the 'y' was left off of the word testimony.

~~CHAIR~~ **COMMISSIONER DRAKE** requested corrections to the December 12, 2001 minutes. On page 4, under Davida Smith's comment it should read: "She asked if it was Indian Plaza or Indian Bend Plaza".

COMMISSIONER DRAKE MADE A MOTION TO APPROVE THE DECEMBER 12, 2001 MINUTES AS AMENDED. SECOND BY COMMISSIONER HENRY.

THE MOTION PASSED BY A VOTE OF SEVEN (7) TO ZERO (0).

WITHDRAWAL

2. 25-UP-2001 (Maximum Fitness) request by Patrick Hayes Architecture, applicant, Maximum Fitness, owner for request for a conditional use permit for a health studio located at 15020 N. Hayden Rd.

REGULAR AGENDA

3. 19-ZN-2001 (Creative Ware Office Building) request by Sam West, Architect, applicant, Creative Ware Inc., owner to rezone from Highway Commercial/Parking District, Passenger Auto Parking (C-3/P-3, P-2) to Downtown Office Residential, Type 2 (D/OR-2) on a 0.37 +/- acre parcel located at 7430 E. 6th Avenue.

MR. WARD presented this case as per the project coordination packet. Staff recommends approval of the zoning, subject to the attached stipulations.

CHAIRMAN GULINO requested information on how parking credits work. **MR. WARD** explained that parking credits come with entitlements of the current zoning. The P-3 zoning provides for one credit per 300 square feet of the land that it corresponds with.

SAM WEST, 8160 N. Hayden Road, #J210, applicant, stated the owner is attempting to replace a building that is 30 years old with a new building that would help the values. He further stated the new building would be a positive for the block.

COMMISSIONER HENRY inquired if the building would be owner occupied or rented out. **MR. WEST** replied the owner has a business that is presently in the building and they will occupy somewhere between one-fourth to one-half of the building.

COMMISSIONER HENRY requested information regarding the two phases of construction. **MR. WEST** stated there would be one single construction process, but because the applicant is occupying the building they would start construction of the building adjacent to it and when it is completed to the point of occupancy the applicant would move out of the one-story building into the new building. They will continue the construction process by demolishing the existing building and building a new one next to it. It will be a single permit process from beginning to end.

(THERE WAS NO PUBLIC TESTIMONY)

COMMISSIONER DRAKE expressed her concern regarding the fact that the south elevations are a straight uninterrupted stretch. She would like to see some additional articulation, some variation on the facade. She would like to add an additional stipulation on Attachment 6, Addition Information, under Planning Development that Council directs the Development Review Board to look at building massing and providing additional articulation to break up the mass on the south elevation.

MR. WEST stated that, unfortunately, at this scale some of the detailing is not showing up. He further stated the materials and textures are going to bring the warmth and the detail once it is finished.

COMMISSIONER NELSEN stated he had similar concerns regarding the north elevation.

MR. WEST noted that the north elevation backs up to an abandoned alleyway and other buildings. He further stated there has been additional architectural detailing that has occurred in the design process that would be addressed at the Development Review Board hearing. There would be additional articulation added to the north elevation.

CHAIRMAN GULINO inquired when this case would go before the Development Review Board. **MR. WARD** responded on February 21, 2002.

COMMISSIONER DRAKE MOVED TO FORWARD CASE 19-ZN-2001 TO THE CITY COUNCIL WITH A RECOMMENDATION FOR APPROVAL SUBJECT TO THE STAFF STIPULATIONS AND WITH THE ADDITIONAL STIPULATION ON ATTACHMENT 6, NUMBER 2, UNDER PLANNING DEVELOPMENT, THAT COUNCIL DIRECTS THE DEVELOPMENT REVIEW BOARD'S ATTENTION TO AN ADDED ITEM F THAT WOULD READ: BUILDING MASSING AND PROVISION OF ADDITIONAL ARTICULATION TO BREAK UP THE ELEVATIONS. SECONDED BY COMMISSIONER NELSEN.

THE MOTION PASSED BY A VOTE OF SEVEN (7) TO ZERO (0).

WRITTEN COMMUNICATION

There was no written communication.

ADJOURNMENT

With no further business to discuss, the regular meeting of the Scottsdale Planning Commission was adjourned at 5:25 p.m.

Respectfully Submitted,

"For the Record " Court Reporters